

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

8/7/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-July 2, 2013 meeting minutes

Old Business:

Case No. BZA-12-0030 – Gravel Parking – 6631 Stockton Rd.:

A variance request submitted by Richard Dooley, for the property located at 6631 Stockton Rd., lot no. 2939 in the M-2 zoning district.

The variance was for a gravel parking lot for boat and RV storage at this facility. This case was approved in August 2012 and was to be reviewed in one year.

Case No. BZA-13-0024 – Ground sign in R-3 zoning district – 5217 Dorshire Dr.:

A variance request submitted by AR Realty, for the property located at 5217 Dorshire Dr., lot no. 206 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign in the R-3 zoning district.

Case No. BZA-13-0025 – Ground sign in R-3 zoning district – 3197 Roesch Blvd.:

A variance request submitted by AR Realty, for the property located at 3197 Roesch Blvd., lot no. 9577 in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign in the R-3 zoning district.

Case No. BZA-13-0026 – Ground sign in R-3 zoning district – 25 Heffron Ct.:

A variance request submitted by AR Realty, for the property located at 25 Heffron Ct., in the R-3 zoning district.

Section 1187.06 (b) of the zoning code does not allow ground signs for apartment buildings in the R-3 zoning district. The applicant wants to construct a ground sign in the R-3 zoning district.

Case No. BZA-13-0031 – Pool 1 foot from the property line – 4805 Fairfield Ave.:

A variance request submitted by Steve Hacker for the property located at 4805 Fairfield Ave., lot no. 3207 in the R-1 zoning district.

Section 1193.03 of the zoning code requires swimming pools to be located at least 10 feet from all property lines. The owner is requesting a variance to construct a temporary pool approximately 1 foot from the property line.

New Business:

Case No. BZA-13-0032 - Kennel use in R-1 zoning district – 5978 Ricky Dr.:

A variance request submitted by Karen Glardon, for the property located at 5978 Ricky Dr., lot no. 5265 in the R-1 zoning district.

Section 1133.01 (43) of the zoning code defines a kennel as “any structure or lot on which more than two dogs or cats over four months of age are kept.” The R-1 zoning district does not allow a kennel. There are currently more than two dogs at this residence. The owner is requesting a variance to keep all of the dogs for therapy purposes.

Case No. BZA-13-0033 – Accessory building over 500 sq ft – 4828 McGreevy Dr.:

A variance request submitted by Jeffrey Feiler, for the property located at 4828 McGreevy Dr., lot no. 918 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states “accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size.” The owner is requesting a variance to construct an 838 sq ft garage. A variance of 338 sq ft is necessary.

Case No. BZA-13-0034 – 8 foot fence, Gravel parking – 2401 Bobmeyer Rd.:

A variance request submitted by JTF Construction, for the property located at 2401 Bobmeyer Rd., lot no. 31 in the M-2 zoning district.

Variance 1: Section 1180.04 (b)(1) of the zoning code states “...fences and hedges shall not exceed six feet in height above the elevation of the ground where located.” The applicant is requesting a variance to construct an 8 foot fence with three strands of barbed wire.

Variance 2: Section 1183.05 (c) states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant is asking to use a gravel parking lot for a proposed new building.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File